

DRAFT

The Traffic Committee meeting was called to order at 7:30 p.m. in the Lower Level Conference Room at Troy City Hall on June 19, 2002 by Charles Solis, Chairperson.

PRESENT: Eric Grinnell
Richard Kilmer
Robert Schultz
Charles Solis
John Diefenbaker

ABSENT: Ted Halsey
Jan Hubbell

Also present: Lt. Robert Rossman, Troy Police Department
John Abraham, Traffic Engineer
Lt. Robert Matlick, Fire Department

and Item 4 Benjamin Chao, 4578 Wintergreen
Item 5 Antoine Sossine, 3226 McClure
Item 6 Thomas Tighe, 5384 Daniels
Item 9 Victor DeFlorio, 3609 Cedar Brook, Rochester Hills, MI
Domenico DeFlorio, 11295 Kona Ct., Boynton Beach, FL
and Unidentified citizen

2. Minutes – May 15, 2002

Motion by Schultz
Seconded by Grinnell

To approve the May 15, 2002 minutes as printed.

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

Motion to Excuse

Motion by Schultz
Seconded by Grinnell

To excuse Mr. Halsey and Ms. Hubbell.

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

3. Visitors' Time - (Items not on the Agenda)

No one appeared to address any items not on the agenda.

4. Install NO PARKING 10 a.m.-1 p.m. SCHOOL DAYS Signs on Wintergreen West of Northfield Parkway

Jason Clark, Police Service Aide, has received complaints from residents on Wintergreen. Students from Troy High School park their vehicles along Wintergreen at Northfield Parkway, and leave school grounds during lunch hours to hang out near the vehicles. There are five or six vehicles parked there every school day. Parking is restricted on the south side of Wintergreen, which is the water main side of the street.

This is not only a nuisance to area residents, but it is a dangerous curve when cars are parked along the north side of Wintergreen. One suggestion to make the situation better was to restrict parking along the north side of Wintergreen.

Mary McGinnis, 4523 Wintergreen, doesn't think there is a problem and emailed the Traffic Engineer to request no changes to the parking regulations. She would not like the appearance of NO PARKING signs in front of her house, and doesn't want her guests prevented from parking there.

Benjamin Chao, 4578 Wintergreen, supports the suggested parking restrictions.

There was considerable discussion on parking restrictions and whether it would be fair to restrict parking on both sides of the street. Mr. Diefenbaker indicated that similar restrictions were placed on some streets east of Northfield Parkway for similar nuisance concerns and that they are working fine. Also, these restrictions are proposed only between 10 a.m. and 1:00 p.m. on school days, which limits the hardship to residents.

Motion by Diefenbaker

Seconded by Schultz

Recommend installing signs "NO PARKING BETWEEN 10 AM AND 1 PM SCHOOL DAYS ONLY on the non-fire hydrant (north) side of Wintergreen, between Northfield Parkway and Hallmark.

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

5. Install YIELD Sign on Banmoor at McClure

Charles Walker of 3381 McClure requests a YIELD sign on Banmoor at McClure. He indicated that these two streets are used constantly as a cut-through route between Big Beaver and Crooks Roads. He reported that vehicles come through at high speeds and due to lack of traffic control signs at the intersection, make the turn at high speeds, resulting in many vehicles running off the road into residents' yards.

Banmoor runs west from Crooks and ends at McClure, while McClure runs north-south between Big Beaver and Muer. Traffic counts indicate around 510 vehicles per day on McClure and around 400 vehicles per day on Banmoor. Average traffic volumes on residential streets in Troy range between 350 and 5000 vehicles in a day. Field observations indicate no major sight obstructions at the intersection.

Traffic crash studies indicated no reported crashes at this intersection in the past five years. It should be noted that at times minor run-off-the-road crashes might not be reported to our police department.

Motion by Kilmer
Seconded by Schultz

To recommend installing a YIELD sign on the north side of Banmoor going westbound, at McClure.

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

6. Install YIELD or STOP Sign on Daniels at McKinley

Mrs. Bray of 5580 Houghton Drive requests either a STOP or YIELD sign on Daniels at McKinley. Mrs. Bray reported that there was a YIELD sign at this location several years ago, and that during some construction activity a few years ago the sign was taken down and never replaced. Mrs. Bray also reported that she was involved in a near miss at the intersection that prompted her to call the City for some type of traffic control. She also added that Daniels, McKinley and Houghton are often used by motorists as cut-through routes between the major roads: Square

Lake, Livernois and Long Lake.

The Traffic Control Order (TCO) records were searched for this sign and none was found.

Daniels is almost half a mile long and runs north from Long Lake and ends at McKinley. McKinley is another half-mile roadway running from Livernois west to Houghton. McKinley carries around 367 vehicles in a day, while Daniels carries around 470 vehicles in a day. Average traffic volumes on residential roadways in Troy range between 350 and 5,000 vehicles per day. A traffic crash analysis indicates no reported crashes at this intersection in the past five years, and an intersection sight distance analysis shows no major sight obstructions at intersection.

Thomas Tighe, 5384 Daniels, spoke in favor of a STOP sign. He feels there is sufficient traffic during peak hours to warrant one.

Mr. Diefenbaker indicated that he uses this intersection several times each week and has never seen any conflicting vehicles at all.

Motion by Diefenbaker

To recommend no changes.

There was no second for the motion.

Motion by Schultz

To recommend installing YIELD sign on Daniels at McKinley.

There was no second for the motion.

Motion by Grinnell

To recommend installing a STOP sign on Daniels at McKinley.

There was no second for the motion.

Motion by Diefenbaker

Seconded by Schultz

To recommend no changes.

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

PUBLIC HEARINGS**7. Request for Sidewalk Waiver – 6774 Barabeau**

Mike Johnson is requesting a waiver for the sidewalk at 6774 Barabeau. The sidewalk ordinance requires that sidewalk be installed in conjunction with the development of this parcel due to a recent lot split, combined and replatted. The Public Works Department recommends denial of this waiver request. Petitioner has signed an "Agreement for irrevocable Petition for Sidewalks."

Dimitri Munselle, 1340 Cambria, wrote to say that he would like to see this waiver and the one for 1369 Hartwig denied. He feels that sidewalks would make a safe walkway for the neighborhood, and might prompt others in the area to put in sidewalks too.

The public hearing was declared open.

No one wished to be heard.

The public hearing was declared closed.

Motion by Diefenbaker
Seconded by Kilmer

WHEREAS, City of Troy Ordinances, Chapter 34, Section 8 (D) allows the Traffic Committee to grant temporary waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Mike Johnson has requested a temporary waiver of the requirement to construct a sidewalk on the property because Barabeau is already developed with no sidewalks existing.

WHEREAS, the Traffic Committee has determined the following:

- a. A variance will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and
- b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and
- c. The construction of a new sidewalk on the property line would lead nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way,

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee grants a temporary two-year waiver of the sidewalk requirement for the property at 6774 Barabeau, which is owned by Mike Johnson.

YEAS: 4

NAYS: 0

ABSENT: 2

ABSTAIN: 1 (Grinnell)

MOTION CARRIED

8. Request for Sidewalk Waiver – 1369 Hartwig

Mike Johnson is requesting a waiver for the sidewalk at 1369 Hartwig. The sidewalk ordinance requires that sidewalk be installed in conjunction with the development of this parcel due to a recent lot split, combined and replatted. The Public Works Department recommends denial of this waiver request. Petitioner has signed an "Agreement for Irrevocable Petition for Sidewalks."

The public hearing was declared open.

No one wished to be heard.

The public hearing was declared closed.

Motion by Diefenbaker
Seconded by Kilmer

WHEREAS, City of Troy Ordinances, Chapter 34, Section 8 (D) allows the Traffic Committee to grant temporary waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Mike Johnson has requested a temporary waiver of the requirement to construct a sidewalk because Hartwig is already developed with no sidewalks existing.

WHEREAS, the Traffic Committee has determined the following:

- a. A variance will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and
- b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and
- c. The construction of a new sidewalk on the property line would lead nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way,

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee grants a temporary two-year waiver of the sidewalk requirement for the property at 1369 Hartwig, which is owned by Mike Johnson.

YEAS: 4

NAYS: 0

ABSENT: 2

ABSTAIN: 1 (Grinnell)

MOTION CARRIED

Mr. Grinnell abstained from voting on the above two waivers because Mr. Johnson is his neighbor.

9 Request for Sidewalk Waiver – 2270 East Big Beaver Road (Rhode Island Dr.)

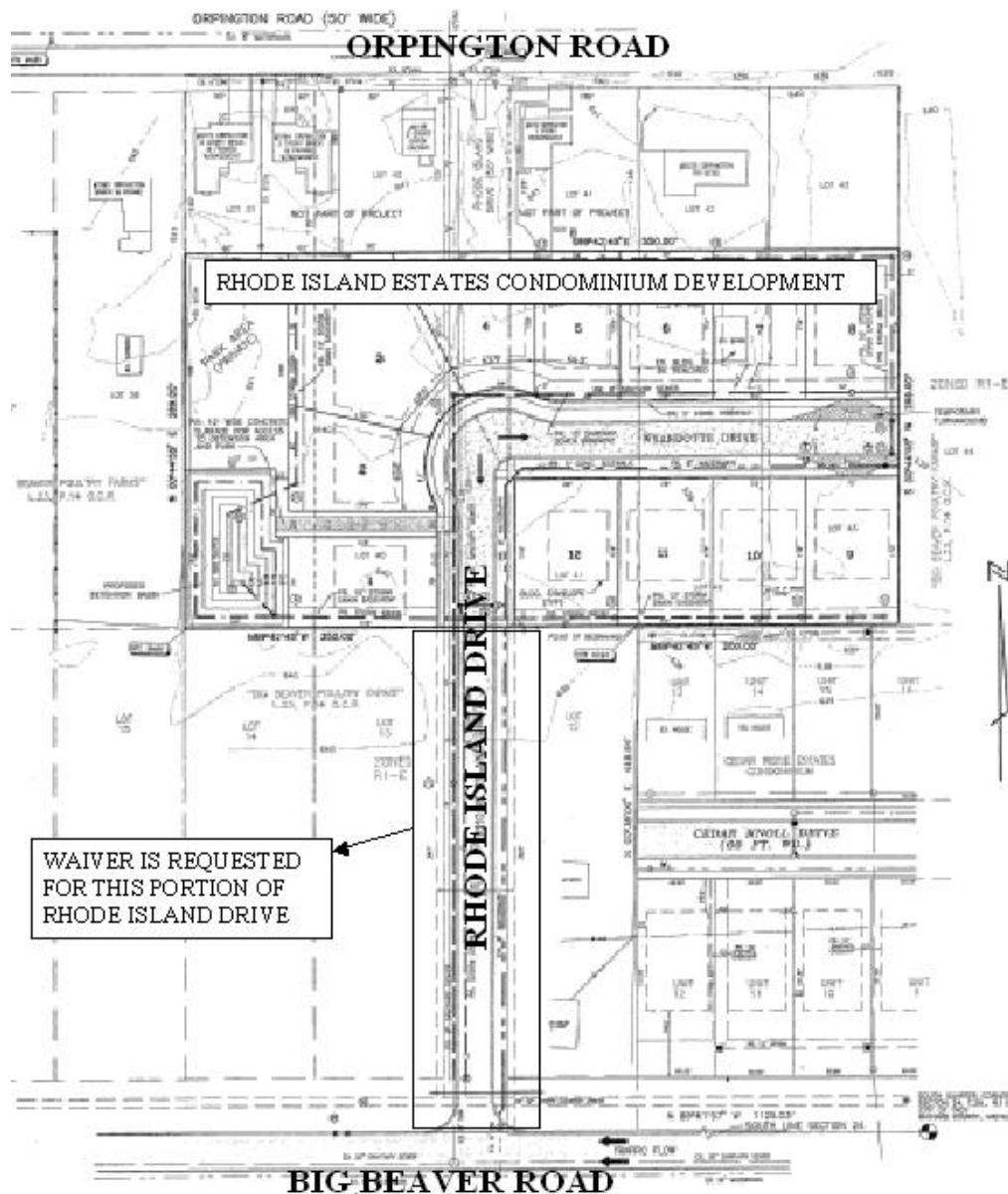
Victor DeFlorio submitted a site plan for a condominium development just south of Orpington. Initially, the Planning Commission approved the development with a driveway to Orpington. However, due to concerns about traffic from Orpington residents, City Council directed Mr. DeFlorio to close the driveway to Orpington and use the existing paper street "Rhode Island" (50 foot right of way) to connect the development to Big Beaver Road. The proposed Rhode Island Drive abuts private property that Mr. DeFlorio does not own. Mr. DeFlorio will be installing sidewalks on the street within his development (on his property) and requests a temporary waiver of sidewalk requirements for the portion of the proposed street outside his development.

Elaine Tokarski, a resident of Wexford Condominiums, emailed Dr. Abraham an objection to the waiver. She is concerned that children in the condo complex will have to walk in the street to get to the school bus that will pick them on Big Beaver Road. She feels that the same hardship would apply to disabled individuals.

The only traffic using Rhode Island Drive would be residents of the new condominiums.

The public hearing was declared open.

Mr. DeFlorio spoke at length about his willingness to work with the City to expedite this project. He reiterated that fact that the Planning Commission approved the project with a driveway to Orpington, and that after objections from Orpington residents, Council decided that the development should use Rhode Island for access. City ordinances ordinarily require sidewalks to be installed, but since Rhode Island is only a "paper" street and Mr. DeFlorio does not own that property, he is seeking a waiver of sidewalk requirements.



No one else wished to be heard.

The public hearing was declared closed.

Mr. Schultz stated that he does not believe Mr. DeFlorio should have to install sidewalks on the portion of Rhode Island Drive that he has to build in order to gain access to his property from Big Beaver Road. However, he questions whether it would be legal to grant a waiver to someone who does not own the property. He would like to know if sidewalk waivers are granted to an individual or a parcel. If it is granted to the parcel, then the "Agreement for Irrevocable Petition for Sidewalk" should have been executed by the owner of the parcels, not the developer.

Mr. Solis said the City only asked Mr. DeFlorio to build the street, not the sidewalk, so why

not grant him the waiver. It wouldn't make sense to put sidewalks on Rhode Island now, and then have to tear them up when the parcels along Rhode Island are developed in the future.

Motion by Schultz

To table the decision until the next meeting to enable the Committee to obtain clarification on the legal issues from the City Attorney.

There was no second for the motion.

After much discussion, since this project will not progress to the sidewalk stage within the next six months, the Committee will grant a six-month temporary waiver to allow the development plans to proceed while it seeks an opinion from the City Attorney.

Motion by Grinnell
Seconded by Kilmer

WHEREAS, City of Troy Ordinances, Chapter 34, Section 8 (D) allows the Traffic Committee to grant temporary waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Victor DeFlorio has requested a temporary waiver of the requirement to construct a sidewalk because City Council directed him to close the driveway to Orpington and use the existing paper street "Rhode Island" (50 foot right of way) to connect the development to Big Beaver Road.

WHEREAS, the Traffic Committee has determined the following:

- a. A variance will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and
- b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners.

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee grants a temporary six-month waiver of the sidewalk requirement for the property 2270 East Big Beaver Road (Rhode Island Estates), as requested by Victor DeFlorio.

YEAS: 3 (Solis, Grinnell, Kilmer)

NAYS: 2 (Schultz, Diefenbaker)

ABSENT: 2

MOTION CARRIED

Motion by Kilmer
Seconded by Diefenbaker

To request that the Traffic Engineer obtain a legal opinion on this issue before the next Traffic Committee meeting.

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

10. Other Business

Lt. Matlick brought up the subject of fire lanes at 4770 Rochester Road. The present parking arrangement does not allow sufficient space for access by emergency vehicles. Upon researching this property, it was found that there is no record of the building in the Planning Department, and no Traffic Control Order for fire lanes.

Lt. Matlick feels that two handicap spaces on the south side, two in the center, and at least one on the north side should be removed and posted as fire lanes, and the north side driveway should also be posted. He will check with the Building Department for any further information on this property. He will also notify the building owner that the issue will be considered at the next Traffic Committee meeting.

11. Adjourn

The next meeting is scheduled for July 17, 2002.

Motion by Kilmer
Seconded by Diefenbaker

To adjourn the meeting at 8:44 p.m.

YEAS: 5

NAYS: 0

ABSENT: 1

MOTION CARRIED